



R06-20-A-015

1. Applicant Identification
City of Fort Worth
1000 Throckmorton Street
Fort Worth, Texas 76102
2. Funding Requested
 - a. Assessment Grant Type: Community-wide
 - b. Federal Funds Requested
 - i. \$300,000
 - ii. Not Applicable
 - c. Contamination
Hazardous Substances and Petroleum
(\$150,000 Hazardous Substances and \$150,000 Petroleum)
3. Location: a) City of Fort Worth b) Tarrant County c) Texas
4. Property Information for Site-Specific Applications: Not Applicable
5. Contacts
 - a. Project Director
Hayley Mann
(817) 392-5146
Hayley.Mann@fortworthtexas.gov
1000 Throckmorton Street, Fort Worth, Texas 76102
 - b. Highest Ranking Elected Official
Betsy Price, Mayor
(817) 392-6118
Betsy.Price@fortworthtexas.gov
1000 Throckmorton Street, Fort Worth, Texas 76102
6. Population: City of Fort Worth, TX - US Census - 2013-2017 American Community Survey: 835,129

CODE COMPLIANCE DEPARTMENT

ENVIRONMENTAL QUALITY DIVISION

THE CITY OF FORT WORTH ★ 200 TEXAS STREET ★ FORT WORTH, TEXAS 76102-6311
(817) 392-6088 ★ Fax (817) 392-6359 ★ www.fortworthtexas.gov



7. Other Factors Checklist

None of the Other Factors are applicable to this proposal.

Other Factors	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian Tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road or other public thoroughfare separating them.)	NA
The priority site(s) is in a federally designated flood plain.	NA
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	NA
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	NA

8. Letter from the State or Tribal Environmental Authority: See attached

CODE COMPLIANCE DEPARTMENT
ENVIRONMENTAL QUALITY DIVISION

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 1, 2019

Ms. Hayley Mann
City of Fort Worth
1000 Throckmorton Street
Fort Worth, Texas 76102

Re: City of Fort Worth's Proposals for a U.S. Environmental Protection Agency FY20 Assessment Grant

Dear Ms. Mann:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Fort Worth's proposals to the U.S. EPA for a FY20 Brownfields Assessment Grant. The TCEQ believes that the grant will significantly benefit the city by enhancing the local economy, increasing the tax base and improving the environment.

The TCEQ looks forward to working with the City of Fort Worth on its Brownfields initiative and supports the grant application. You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in blue ink that reads "K.M. Livingston".

Kristy Mauricio Livingston
Brownfields Program Manager
Remediation Division

KL/cw

cc: Ms. Mary Kemp, EPA Region 6, Brownfields Team, kemp.mary@epa.gov
Ms. Denise Williams, EPA Region 6, Brownfields Team, williams.denise@epa.gov

Narrative

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields i. **Background and Description of Target Area:** The City of Fort Worth, incorporated in 1873, is situated on the western side of the greater Dallas-Fort Worth Metroplex, and is considered by many, where the west begins. Currently the City of Fort Worth is the third fastest growing City in the nation for cities with populations over 50,000 people,¹ and with a population of approximately 835,129 residents, Fort Worth represents the 5th largest City in Texas and is the 13th largest city in the United States.² The first half of the 20th Century, Fort Worth, known as “Cowtown,” had strong connections to livestock and food production, evident by the Fort Worth Stockyards, which processed over 5 million head of livestock during its peak in World War II.³ However, with the decline of Stockyard’s and the closing of the meatpacking plants in the 1960s and 1970s, along with the introduction of booming suburbs and new interstate highways, many Fort Worth residents opted for the suburbs outside of the city. This resulted in a decline in the neighborhoods surrounding the Stockyards and downtown Fort Worth in the 70s and 80s leading to abandoned buildings, neighborhoods in disrepair, and high crime rates, including those in the target area for this application known as **Southside**. The **Southside** target area includes all or portions of eleven census tracts (**CT 1041, 1044, 1045.02, 1045.03, 1047.01, 1048.03, 1048.04, 1231, 1234, 1235, 1236**) totaling approximately 6.3 square miles. **Southside**, located to the immediate south of Downtown Fort Worth, contains the largest concentration of historic buildings near downtown with several neighborhoods designated as Historically Significant. As Fort Worth’s first streetcar hub, Southside was a thriving extension of the central business district during the first half of the 20th Century, prior to its decline in the second half of the century. In order to combat the decline, the City of Fort Worth, in conjunction with communities and business leaders, developed the **Near Southside Revitalization Plan** to serve as a catalyst for redevelopment, investment, and to create a diversified workforce. Despite redevelopment efforts, many former industrial and commercial properties remain vacant as the historical industrial activities have resulted in adverse environmental impacts negatively affecting land use and/or redevelopment efforts within the target area.

The target area was selected due to its: 1) underserved minority population; 2) high number of existing and potential brownfield sites; 3) proximity to existing redevelopment projects; 4) existing economic development strategies and revitalization plans for Near Southside; and 5) inclusion of a federally designated **Opportunity Zone** (CT 1235). The City believes that through a collaborative planning effort with community organizations, and supported by EPA’s funding assistance, the City of Fort Worth’s Brownfields Community-wide Assessment grant will allow for additional inventory, refined prioritization, assessment and cleanup planning to push redevelopment of the blighted and abandoned brownfield sites located in the **Southside**.

ii. **Description of the Priority Brownfield Site(s):** With the economic withdrawal of residents and businesses of Southside in the 70s and 80s, numerous abandoned and blighted properties were created within the target area. The City of Fort Worth 2019 list of potential brownfields sites identified **23 brownfields properties within the target area**. These sites include abandoned commercial and industrial properties, gas stations, dry cleaners, manufacturing facilities, and grain silos. The City will use grant funding to identify and prioritize additional sites for assessment with the input of target area residents and project partners. The City has identified the Alice Street Silos and the former Recreation Facility as two priority sites. The **Alice Street Silos** (3700 Alice Street)

¹ Fastest-Growing Cities Primarily in the South and West – US Census May 23, 2019 Press Release

² 2013-2017 American Community Survey – US Census

³ City of Fort Worth - Stockyards Master Plan 2016 <http://fortworthtexas.gov/stockyards/historic-district/>

consists of 2.92 acres with approximately 90 grain silos that operated on-site from 1925 until 2000. The grain silos, which are approximately 10 to 15 stories tall, are now a blight and hazard to the local community as they have been abandoned for over 20 years. In 2016, several teenagers gained access to the partially fenced facility and one of the teenagers tragically fell several stories to her death. The City understands that they will need to acquire the silos in the future in order to demolish the structures and are working diligently by documenting violations in order to gain access to the site through code enforcement. However, prior to acquisition, the City will need to assess the land and silos for contamination and pollutants. Contamination associated with this past land use include asbestos, lead-based paint, heavy metals, carbon tetrachloride, benzo(a)pyrene, pesticides, and fertilizing compounds (nitrogen and phosphates). The City intends to demolish the grain-silos to create a park with soccer fields and a pavilion, which can be utilized by the local community as a safe place for kids to play.

The **Recreation Facility** (215 West Vickery) is located to the south of downtown Fort Worth and formerly served as the entertainment center for the Southside target area. The 16,700 square-foot building constructed in 1927, was a recreation facility until the early-1980s. After which, the site was used for the automotive repair industry prior to becoming vacant in the 1990s. Since the 1990s, the site has become a dilapidated eyesore with peeling paint, street-level windows that have been bricked in, and broken upper-level windows from vandalism that has left the former entertainment center as a blight for the community. Contamination associated with these past land uses includes asbestos and lead-based paint associated with the historical structure and the potential for petroleum, heavy metals, and chlorinated solvents associated with the historical land use as part of the automotive industry. With a sound structure, the redevelopment possibilities are endless for this facility and the City's vision to restore the structure to a public-events venue aligns with the Near Southside Revitalization Plan. The City is working with the property owner to obtain site access to allow for environmental assessment of the facility.

b. Revitalization of the Target Area i. Reuse Strategy and Alignment with Revitalization Plans: Southside was formerly vibrant, mixed-use historic district that has experienced several decades of decline. However, Southside, Inc., which began as a small coalition of Southside businesses and community leaders, has been working tirelessly with the City of Fort Worth over the last two decades to promote the ongoing redevelopment of the target area. Part of their efforts included developing the Near Southside Revitalization Plan⁴, which encompasses approximately 1,400 acres within the target area. The reuse strategy directly aligns with the redevelopment goals, including: 1) Re-establish a walkable mixed-use urban district; 2) Prioritize residential development; 3) Supporting economic anchors and institutions; 4) Promote locally owned businesses; 5) Encouraging small and large-scale projects; 6) Balance preservation and new construction; and 7) Improve perceptions.

In response to the revitalization plan, a new sense of growth and opportunity has begun to emerge, which has attracted dozens of new businesses and developers creating a more desirable lifestyle with new and popular restaurants, professional offices, and boutiques, allowing residents access to a full range of services and opportunities within walking distance of residential communities. To support the Near Southside Redevelopment Plan, the City created a Neighborhood Empowerment Zone (NEZ No. 6) and a Tax Increment Financing District (TIF), within the target area to serve as an economic development tool supporting infrastructure improvements and promoting redevelopment in the area. The revitalization efforts, in combination with activities funded through this grant, will help to address not only environmental, public health,

⁴ Near Southside Redevelopment Plan - <https://www.nearsouthsidefw.org/the-plan>

and economic concerns of the priority sites in the target area, but will have a larger impact on reducing urban blight within Southside. The **Recreation Facility** priority site ties directly into the Southside Revitalization Plan goals which include preservation of structures to preserve the historical characteristics and improve perceptions. Redevelopment will promote community engagement, when the dilapidated building is transformed into a public-events venue as envisioned and would also have positive economic impact on the community by bringing visitors from the surrounding communities to the venue. The **Alice Street Silos** is a dangerous facility that needs to be removed for the safety of the community. When this hazard is demolished, and the City's vision of soccer fields and a pavilion are completed, this will add to the local property values and create a safe place for kids to play, improving the wellbeing of the area youth.

ii. Outcomes and Benefits of Reuse Strategy: Ultimately, the redevelopment efforts of Southside are dependent on removing the stigma of the presence of contaminants. The Brownfields Assessment Grant will work synergistically with other programs and revitalization efforts in the target area. The overall goals and outcomes of the grant proposal align with the EPA Strategic Plan to promote Sustainable and Livable Communities and the Near Southside Revitalization Plan to create high- quality redevelopment with walkable, mixed-use, urban character which will improve the lives and wellbeing of the residents. Addressing environmental and social concerns of the target area through site assessments and cleanup planning allows Fort Worth to support the growth of the target area by improving the environment, human health, and quality of life (non-economic benefits) for its residents. That is exactly the goal of the two priority sites, to promote community engagement and well-being of the target area residents by creating greenspace at the Alice Street Silos and community event space at the Recreation Facility. These redevelopment priorities will also allow Fort Worth to focus on environmental justice for low income and minority communities that are facing disproportionate environmental threats, urban blight and criminal activities. Along with the 21 other brownfields sites identified in the target area, the goal is to create equitable and sustainable communities by creating greener, healthier neighborhoods, improved access to recreational areas, provide additional employment opportunities and improve property values by reducing blight and eliminating the risk of environmental contamination, **including within the Opportunity Zone, which includes several brownfields in need of assessment and redevelopment** to entice developers to the areas and bring much needed economic relief.

c. Strategy for Leveraging Resources i. Resources Needed for Site Reuse: The City is making every effort to secure additional funding for the redevelopment of identified brownfields sites. The City developed the **Urban Village Development Program**, which is a partnership between the City, private developers, business groups, and neighborhood associations to transform older commercial districts into vibrant urban villages. Through this program, the City works with lenders to establish low-interest loan pools, encourage the use of historic preservation investment tax credits, and streamlines the redevelopment process. Within the target area, there are **four designated urban villages** which the City will use to assist in the redevelopment of the target area. In addition, within the target area, the City created a Tax Increment Financing (TIF) District. **TIF funding will be used to further redevelopment through infrastructure improvements.** The City's designated **Neighborhood Empowerment Zone will promote redevelopment** within the target area by using municipal property tax abatements, fee waivers and release of city liens to property owners who build or rehabilitate property within this area. The federally designated **Opportunity Zone tax incentives** will be used to entice developers to redevelop sites within the target area. The City will use funds from the closed out **Revolving Loan Fund for remediation**

of sites within the target area. As sites are remediated, the City will redirect funds if necessary for the **demolition of substandard structures** within the target area to further revitalization plans.

ii. Use of Existing Infrastructure: The City intends to use the existing infrastructure at the priority sites for redevelopment. In addition, the City continues to make infrastructure improvements within the target area as the funding becomes available. The City has begun a street repair program that has ten phases. Phase one was recently completed and included the repair of dozens of streets, the construction of missing sidewalks and curbs and the replacement of antiquated water lines. Phase two of the street repairs program is currently in progress. As additional infrastructure needs are identified, the City will acquire additional funding through state and federal grant programs.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. **Community Need** i. The Community's Need for Funding: Due to the loss of the livestock industry the communities throughout the target area are in desperate need of revitalization. The eleven census tracts within the target area has an average per capita income of **\$17,451** and median household income of **\$39,304**, significantly below the city (\$27,191 per-capita/\$57,309 median), county (\$27,191/\$62,532), state (\$28,985/\$57,051), and national (\$31,177/\$57,652) averages.⁵ Of the eleven census tracts, nine are considered by the Department of Housing and Urban Development to be a Low to Moderate Income (LMI) community, with LMI equaling 80% or below of an area's median incomes.⁶ In addition, the poverty level for all people (**30%**) and households receiving food stamp assistance (**24%**) is higher than the city (17%/15%), county (11%/14%), state (13%/16%), and national averages (13%/15%), which demonstrates the need to enhance the quality of life for Southside residents.⁵ Although the City has been able to establish a TIF District and a Neighborhood Empowerment Zone, additional funds for assessment and remediation of blighted properties throughout the target area are desperately needed as the current funding is going toward infrastructure improvements. With the low-income numbers, high poverty levels and reliance on government assistance programs, it is impossible for residents to afford increases in taxes to fund redevelopment projects, but with the help of the EPA Assessment Grant funding will propel the Southside redevelopment efforts.

ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations: Within the target area, the **sensitive populations include the impoverished, women, minorities and the youth**. The target area has a higher **non-white minority population (36%)** than the US (27%) as well as a high percentage of impoverished residents with **35% of families with children under the age of 18 being below the poverty level and 59% of those families being female head of household with children under the age of 18**, significantly higher than the national averages (20%/39%). Furthermore, the percentage of **youth (28%)** residing in the target area is above the national (23%) average.⁵

Southside is home to some of the highest crime rates and most dangerous areas in Fort Worth as evident of the City's violent crime rate, which continues to exceed the 2018 national averages with 287 assaults per 100,000 compared to 207 assaults per 100,000 nationally.⁷ When looking at Fort Worth compared to other cities, if 100 on the crime index is the safest, Fort Worth ranks as an 11.⁷ According to the City of Fort Worth crime statistics, the city has an average of **95 crimes** per square mile compared to the Texas average of 29 per square mile, and the national average of 31.1 per square mile. Property crimes in Fort Worth in 2018 also exceeded the state and national averages with property crimes occurring at a rate of 3,229 incidents per 100,000 compared to the state (2,563/100,000) and national average (2,400/100,000).⁷

⁵ 2013-2017 American Community Survey – US Census

⁶ <https://www.hudexchange.info/programs/acs-low-mod-summary-data/acs-low-mod-summary-data-block-groups-places/>

⁷ City of Fort Worth Crime Rates – Neighborhood Scout <https://www.neighborhoodscout.com/tx/fort-worth/crime>

The vacant and blighted buildings throughout Southside create opportunities for criminal activity and unsafe places for children, as evident with the death of a teenager in 2016 at the Alice Street Silos when she fell approximately 5-stories to her death. Therefore, it is imperative to redevelop the Southside blighted areas, not only to suppress criminal activity, but also reduce hazards to children. That is the City's vision for the Alice Street Silos to go from a hazard to soccer fields and a pavilion to encourage safe outdoor activities and promote community engagement. According to the local Trinity Sports Foundation website, sports like soccer help drive community engagement, creates better students, builds leadership skills, helps with fitness and weight control, and most important, provides a structured environment that keeps kids from falling into idleness, troublemaking, and experimentation. This is exactly why the City wants to create an environment which encourages healthy choices for residents of all ages to spend time walking and playing outdoors. In coordination with the Near Southside Redevelopment Plan, bringing local businesses and new services to the area within walking distance is vital, since many residents in the target area do not own vehicles (13 % of households).⁸ As previously discussed, the street repair program is not only repairing the streets, but is repairing and installing new sidewalks as part of the program to promote walkable and safe neighborhoods, which is extremely important as **eight of the eleven census tracts that make up the target area are considered a USDA Food Desert**. When residents are able to walk to fresh food sources and their jobs, physical and mental health issues are significantly reduced. The redevelopment of brownfield sites within the target area will not only address the crime issues, but it will create an environment which will promote healthy lifestyle changes for generations to come.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: Sensitive populations are the most at risk when it comes to disease and health conditions which can arise from brownfield sites. Lead paint and asbestos exposure, associated with aging structures, poses increased risks to sensitive populations especially the target area's minority populations, the youth, and those living in poverty. These statistics are alarming considering **28%** of the population is the **youth**, the average **per capita income is \$17,451**, and area **minority** population within the target area is nearly **36%**.⁸ The two priority sites are perfect examples of aging structures as both sites contain structures dating back to the 1920s, which can contain asbestos and lead paint creating a prohibiting factor in demolition or redevelopment. This is further evident as the target area ranks in the 90th percentile in the State and 92nd percentile in the EPA Region for lead paint indicator, and 60-70th percentile in the EPA Region and US for cancer risk.⁹ Lead can attack the nervous system leading to reduced intelligence and behavioral and learning difficulties with children and developing fetus', and asbestos can cause several different forms of cancer. Along with asbestos and lead paint, other contaminants of concern related to the priority sites past land uses include petroleum, chlorinated solvents, heavy metals, carbon tetrachloride, benzo(a)pyrene, pesticides, and fertilizing compounds, which can cause cancer. The 2016 Tarrant County Public Health Department found that cancer was the leading cause of death for minorities within the county. By age group, cancer was the number one cause of death for residents between ages 45-64 and the number two cause for residents between the ages of 1-14 and 25-44.¹⁰ In addition, children have been accessing the priority sites to play and are unaware of the potential exposure to lead-paint and asbestos. Another alarming statistic from the Tarrant County Public Health department was regarding obesity, with 66% of Tarrant County residents being overweight to obese, and 32% of

⁸ 2013-2017 American Community Survey – US Census

⁹ US EPA EJSCREEN: Environmental Justice Screening and Mapping Tool, 2019

¹⁰ Tarrant County Public Health Division - Leading Causes of Death among Tarrant County Residents, 2016

children ages 2-14 being classified as overweight or obese.¹¹ With these statistics, one can see why the number one development principle in the Near Southside Redevelopment Plan is to promote pedestrian-oriented development and soccer fields. Assessments under this grant will result in identification of contaminants and help reduce exposure leading to a reduction of health threats.

(3) **Disproportionately Impacted Populations:** The target area has a significantly high poverty level (30% of all people) as evidenced by the low median household income of \$39,304 (two-thirds of the national average) as well as a higher percent of households receiving food stamp assistance at 24%, which is almost double the national average (13%).¹² The target area sensitive populations are the impoverished, minority, and youth, who suffer from these economic hardships, are also suffering from the disproportionate share of negative environmental consequences brought about by industrial and commercial operations. Negative environmental consequences which arise from historic operations at the grain silos (i.e. carbon tetrachloride) and automotive operations (i.e. trichloroethylene) at the priority sites, can create a situation where harmful contaminants can travel throughout the target area via groundwater. This is especially concerning as the target area ranks in the 81st percentile in the state and the 83rd percentile in the region in proximity to hazardous waste sites.¹³ These contaminants can cause several health issues for the sensitive populations residing in the target area, including the very real potential of vapor intrusion into residences and buildings since groundwater is typically located within 20 feet of ground surface in the target area. In addition to contaminants traveling through the groundwater, the target area is located in a high traffic area with numerous high-volume roads and freeways, ranking in the 89th percentile for the state and 91st percentile for the region for traffic proximity and volume according to the target area Environmental Justice Screen Report. With the heavy traffic and freeways, the result is severe noise pollution as well as harmful air emissions as indicated by the target area ranking in the 77th percentile in the state and 71st percentile in the region for ozone pollution.¹³ By revitalizing the Southside target area with new walkable communities, traffic in the area will be reduced leading to the reduction in the associated harmful automobile emissions and noise pollution. Assessment, remediation and redevelopment of the priority sites throughout the target area made possible by the EPA Brownfield grant funding will not only address these serious environmental concerns but it will increase the safety of all residents within the target area by removing abandoned structures that are inviting to teenagers and criminals alike.

b. Community Engagement i. Project Partners & ii. Project Partner Roles: Below is a sampling of partners who will assist in the process of site selection, prioritization, cleanup and future redevelopment of the brownfield sites within the target area for this project.

Partner Name	Point of Contact	Specific role in project
Fort Worth Chamber of Commerce	Netty Matthews nmatthews@fortworthchamber.com	Will keep local businesses informed of project status, events, and brownfield sites available for redevelopment through their website and printed materials.
Hispanic Chamber of Commerce	Jazmine Gutierrez jazmin.gutierrez@fwhcc.org	Will provide advertising assistance, speaking engagements for program exposure, and will assist in translating for the minority population in the target area.

¹¹ Tarrant County for Wellness - <http://www.tarrantcounty.com/content/dam/main/public-health>

¹² 2013-2017 American Community Survey – US Census

¹³ EJ Screen Report

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Broadway Baptist Church	Fran Patterson fpatterson@broadwaybc.org	Will provide the church facilities for meeting space. Will promote the brownfield program to the community through outreach/education.
Near Southside, Inc.	Allison Docker allison@nearsouthsidefw.org	Will assist with site identification & prioritization. Will assist with future reuse planning.

iii. Incorporating Community Input: The City has been working diligently to strengthen the City's Brownfield Program over the last two years. On September 11, 2019, the City held an all-day brownfields workshop, with over 90 residents in attendance, to discuss the City's brownfields program. The City plans to conduct several community meetings during the duration of this grant within the target area. Community meetings will educate target area residents, project partners and stakeholders on brownfield issues throughout the Southside. These meetings will encourage input from the target area residents on brownfield site selection and prioritization and discuss cleanup alternatives and future land reuse to further the City's redevelopment plans. Input from the target area residents on site inventory and prioritization will be recorded in meeting minutes and will be evaluated during City/Project Partner meetings to prioritize the assessments in conjunction with the community redevelopment plans.

To share the progress of the project, a Community Involvement Plan (CIP) will be created to describe the planned community engagement activities, schedule, project background and key players for the brownfield project, which residents can review in City Hall. Communication and outreach to target area residents and project partner organizations will be optimized through the use of all available outreach tools and methods. To that end, the City will use multiple avenues to communicate with citizens, which include traditional methods, such as public postings, advertising, and utility inserts. The City also uses more updated techniques like the website and social media. A translator will be utilized at every community meeting due the large Hispanic population within the target area .

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs: The City of Fort Worth is requesting a US EPA Brownfields Assessment Grant for petroleum and hazardous substances in the amount of \$300,000 for a community-wide brownfields assessment program with a focus on **Southside** target area.

Task 1: Outreach	
i.	Project Implementation: The qualified environmental consultant (consultant) will develop a Community Involvement Plan (CIP) as well as assist the City in creating outreach materials, which the City staff will review, provide comments and finalize. City staff, with the help of their consultant, will lead the community education meetings to keep the public informed on project plans and updates. The City has supplies budgeted for the printing of outreach materials, office supplies, electronic support and software to manage the grant.
ii.	Anticipated Project Schedule: Initiated in 0-3 months of award & continues throughout project.
iii.	Task/Activity Lead(s): City Staff from the Environmental Management Department
iv.	Output(s): CIP, Update Brownfields Website, 2 Community Education Meetings, Supplies
Task 2: Site Inventory	
i.	Project Implementation: The City's Brownfields Project Director will work with the residents living in the target area during community meetings to create a thorough site inventory for assessment. Abandoned and underutilized properties identified by the residents of the target area will be researched further by City staff using the property appraiser's website. Once a list is compiled, the consultant will work with City staff and residents to create an evaluation ranking tool to help determine the order in which the sites will be addressed.

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ii	Anticipated Project Schedule: Initiated in 4-8 months of award & continues throughout project.
iii	Task/Activity Lead(s): City Staff from the Environmental Management Department
iv	Output(s): Site Inventory
Task 3: Assessment	
i	Project Implementation: The consultant will conduct Environmental Site Assessment (ESA) activities at selected sites, starting first with the priority sites. ASTM-AAI compliant Phase Is; Generic Quality Assurance Project Plan (QAPP); Phase IIs to include the Site Specific-QAPP.
ii	Anticipated Project Schedule: Initiated in 3 months of award & continues throughout project.
iii	Task/Activity Lead(s): Qualified Environmental Consultant
iv	Output(s): 14 Phase I ESAs, 1 Generic QAPP, 8 Phase II ESAs including SS-QAPP
Task 4: Remediation/Reuse Planning	
i	Project Implementation: The consultant will prepare the Analysis for Brownfields Cleanup Alternatives (ABCA) and/or cleanup plans. Cleanup planning will include evaluating cleanup alternatives, calculating cleanup costs and determining site appropriate remediation and/or reuse planning to reduce health/environmental risks. The consultant will assist the City in hosting charrettes/visioning sessions which may be held for key properties.
ii	Anticipated Project Schedule: Initiated in 9 months of award & continues throughout project.
iii	Task/Activity Lead(s): Qualified Environmental Consultant
iv	Output(s): 4 ABCAs, 2 Vision Sessions/Charrettes
Task 5: Programmatic Support	
i	Project Implementation: The City's Brownfields Project Director will work with the consultant to oversee grant implementation and administration in support of activities to ensure compliance with the EPA Cooperative Agreement Work Plan, schedule and terms and conditions. The consultant will complete ACRES Database Reporting, Yearly Financial Reporting, Quarterly Reporting, MBE/WBE Forms, and additional Programmatic Support for the three-year term of the grant. Travel budget allows for two staff to attend two brownfield training conferences/workshops.
ii	Anticipated Project Schedule: Initiated upon award & continues throughout project.
iii	Task/Activity Lead(s): City Staff from the Environmental Management Department
iv	Output(s): ACRES Database Reporting, Yearly & Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period. Two staff to attend two conferences.

b. Cost Estimates: *Below are the anticipated cost estimates and outputs for this project based on past brownfield projects as determined by local market standards with contractual hourly rates based on the skills needed for the specific tasks. All costs are split 50/50 between Hazardous Substances (HS) and Petroleum (PET). The anticipated cost is to be \$150,000 Hazardous Substances and \$150,000 Petroleum based on the preliminary inventory of sites and the two priority sites listed in this application. The budget for this project includes travel, supplies and contractual costs only.* **Task 1 Outreach:** Contractual: Community Involvement Plan \$5,000 (40hrs x \$125), Brownfield Website \$3,000 (30hrs x \$100), 2 Community Education Meetings \$6,000 (3,000/meeting). Supplies: Outreach Supplies (printing or materials, software, etc.) \$2,000. **Task 2 Site Inventory:** Contractual: \$6,000 (48hrs x \$125). **Task 3 Assessment:** Contractual: 14 Phase I ESA \$3,500 each for a total of \$49,000. 1 Generic QAPP \$5,000. 8 Phase II ESA including SS-QAPP at \$22,000 each for a total of \$176,000. 77% of the budget will be spent on this task. **Task 4 Remediation/Reuse Planning:** Contractual: 4 ABCA \$5,000 for a total of \$20,000. 2 Vision Sessions/Charrettes \$5,000 (\$2,500/meeting). **Task 5 Programmatic Support:** Contractual: ACRES Database Reporting, Yearly & Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period \$17,000 (136hrs x \$125). Travel: Two staff

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to attend two conferences \$6,000 (flights at \$700, 3 nights in hotel at \$200 per night, incidentals and per diem at \$200 x 2 attendees).

Category		Tasks					Totals
		Outreach	Site Inventory	Assessment	Remediation/ Reuse Planning	Programmatic Support	
Travel	HS					\$3,000	\$3,000
	PET					\$3,000	\$3,000
Supplies	HS	\$1,000					\$1,000
	PET	\$1,000					\$1,000
Contractual	HS	\$7,000	\$3,000	\$115,000	\$12,500	\$8,500	\$146,000
	PET	\$7,000	\$3,000	\$115,000	\$12,500	\$8,500	\$146,000
TOTAL HS		\$8,000	\$3,000	\$115,000	\$12,500	\$11,500	\$150,000
TOTAL PET		\$8,000	\$3,000	\$115,000	\$12,500	\$11,500	\$150,000
Total Budget		\$16,000	\$6,000	\$230,000	\$25,000	\$23,000	\$300,000

c. Measuring Environmental Results: To ensure this EPA Brownfield Grant is on schedule, the City Brownfields Team, which will include the consultant, will meet quarterly to track all **outputs identified in 3.a** and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the projects schedule to ensure the grant project will be completed within the three-year time frame. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of neighborhood meetings, public meetings, meetings with community groups and project partners, environmental assessments, ABCAs and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created. In the event the project is not being achieved in an efficient manner, the City has countermeasures in place to address this problem such as making monthly calls to their EPA Project Officer and if needed revising the existing Work Plan to help the project to get back on schedule.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability i. Organizational Structure & ii. Description of Key Staff: The City's Brownfield Project Team will include staff from the Environmental Department and they will be responsible for implementing the project. The Brownfields Manager, Ms. Hayley Mann, will be responsible for the day to day activities, timely and successful expenditure of funds and completion of administrative and financial requirements of the project. Ms. Mann was specifically brought in two years ago to lead the Brownfields Program and was previously an environmental consultant for four years. She has been working the past two years to revamp the program through public meetings, updating the Brownfields inventory, and updating the City's brownfields website. She will be assisted by Mr. Roger Grantham. Mr. Grantham is the Brownfields Program Director and has been with the City for the last 17 years overseeing the City of Fort Worth environmental program. Mr. Grantham has been associated with three past Brownfields Grants, which he assisted in managing. Mr. Grantham will serve as the Project Manager for the City's Brownfields Team. Mr. Cody Whittenburg has been with the City for four years and currently serves as the Environmental Manager for the City. Mr. Whittenburg's has managed the Environmental Department functions, services, and operations, and will serve as Project Executive, ensuring that the Mayor and City Council are kept apprised of the Brownfields successes and where the City can contribute or leverage funding to assist. They will be assisted by Ms. Shanitra Ollie, the City's

Senior Accountant who will be responsible for managing the finances for this EPA Brownfield Assessment Grant project. Ms. Ollie has several years of experience managing grant finances specifically related to environmental grants. A qualified environmental consultant will assist with the technical and reporting portions of the project.

iii. Acquiring Additional Resources: Utilizing local contracting requirements and procurement process, the City will procure a qualified environmental consultant to assist with technical and reporting portions of the Brownfield Community-wide Assessment, in addition to any other contractors needed to complete the project. The City will ensure compliance with the EPA's "Professional Service" procurement process.

b. Past Performance and Accomplishments i. Currently Has or Previously Received an EPA Brownfields Grant (1) Accomplishments: The City previously received a 2001 EPA Brownfields Revolving Loan Fund (\$867,125.61), a 2004 Brownfields Assessment Grant (\$400,000), and a 2009 Brownfields Assessment Grant (\$400,000). The 2001 RLF Grant was a success as the entire award amount was loaned out and resulted in the successful cleanup of the former American Cyanamid and TechniCoat facility that was later developed into a minor league baseball stadium. The 2004 Assessment Grant resulted in the completion of 15 Phase I ESAs, 2 Phase II ESAs, and the preliminary development of the Brownfields inventory and database. During this grant, the City completed Phase I and Phase II ESAs along Evans Ave. and Rosedale St., consisting of 110 parcels. Upon completion of the Phase I, Phase IIs and leveraged funding for remediation, the area was redeveloped with the Hazel Harvey Peace Center for Neighborhoods, Shamblee Branch Library, a public park and plaza, a renovated street, a Jack in the Box restaurant, and a 7-11 gas station. The 2010 Assessment Grant resulted in the completion of 2 Phase I ESAs and 2 Phase II ESAs. Phase I and Phase II ESAs were conducted at 107 NW 28th Street operated by the Lucky Lady Oil Corporation, which has now been redeveloped into a restaurant. All outcomes/outputs were recorded into the ACRES database in a timely manner.

(2) Compliance with Grant Requirements: For the above listed grants, the grant schedules, terms, conditions and the work plan were followed in order to ensure timely completion of projects. During the project periods, no corrective actions were required and City staff maintained compliance with expenditure stipulations and reporting requirements. The Phase I ESAs and Phase II ESAs were entered into the ACRES database. The assessment grant expenditures were not depleted as \$200,000 (FY 2004 Grant) and \$289,000 (FY 2009 Grant) remained at the time of closeout. The unspent funds were a result of completing a limited number of Phase II Assessment during the 2004 grant cycle with the death of the City's Program Coordinator in 2007. In 2010, significant layoffs and staff realignment occurred due to the Great Recession that led to a limited number of assessments being conducted. In retrospect, the City of Fort Worth realized the Assessment Grants were not successful in meeting the desired outcomes. In order to correct the shortcomings, the City hired a full time Brownfields Program Director in 2018. Since the hiring, the City has re-branded the program with new marketing materials and updated information on the web page; hired consultants to help with grant applications, complete a 10-year Brownfields Sustainability Program Plan, and create an interactive GIS database to map brownfields within the city; planned and held an all-day brownfields workshop that was attended by 90+ residents and community members to inform the community about the City's brownfield program; launched a call for projects soliciting the public for any and all brownfields projects throughout the City of Fort Worth; spoke at Tribal Environmental Summit about the Fort Worth brownfields program; and, began regular communication with EPA to reinvigorate the current program.

Threshold Criteria



Threshold Criteria

1. Applicant Eligibility

The City of Fort Worth (City), Texas is eligible to apply for the EPA Brownfields Community-wide Assessment Grant as a general-purpose unit of local government as defined under 2 CFR §200.64.

2. Community Involvement

The City has been working diligently to strengthen the City's Brownfield Program over the last two years. The City's Environmental Management Department hired a full-time Brownfields Coordinator to take the lead on all Program activities. The Brownfield Coordinator has been able to re-brand the program with new marketing materials and provide continuous program updates on the City's web page to ensure the target area residents are aware of all aspects of brownfield projects. On September 11, 2019, the City held an all-day brownfields workshop, with over 90 residents in attendance to discuss the City's brownfields program.

The City of Fort Worth plans to conduct several community meetings during the duration of this grant within the target area. Community meetings will educate target area residents, project partners and stakeholders on brownfield issues throughout the Southside of Fort Worth. These meetings will encourage input from the target area residents on brownfield site selection and prioritization and discuss cleanup alternatives and future land reuse to further the City's redevelopment plans. Input from the community on site inventory and prioritization will be recorded in meeting minutes and will be evaluated during City/Project Partner meetings to prioritize the assessments in conjunction with the community redevelopment plans. Community involvement will ensure that the vision and needs of community members are incorporated into the brownfield program.

Communication and outreach to target area residents and project partner organizations will be optimized through the use of all available outreach tools and methods. To that end, the City of Fort Worth will use multiple avenues to communicate with citizens, which will include traditional methods, such as public postings, advertising, and utility inserts. The City also uses more updated techniques like the web site and social media. The City will use Community Liaisons to engage people where they live and has teamed with a local church in the target area to host meetings. A translator will be utilized at every community meeting due the large Hispanic population within the target area.

3. Expenditure of Assessment Grant Funds

The City affirms that it does not have an active EPA Brownfields Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/26/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Fort Worth, TX

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0731704580000

d. Address:

* Street1:

200 Texas Street

Street2:

* City:

Fort Worth

County/Parish:

Tarrant

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

76102-6314

e. Organizational Unit:

Department Name:

Environmental Quality Division

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Hayley

Middle Name:

* Last Name:

Mann

Suffix:

Title:

Senior Env. Specialist

Organizational Affiliation:

* Telephone Number:

8173925146

Fax Number:

* Email:

hayley.mann@fortworthtexas.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY20 EPA Brownfield Assessment Grant - City of Ft Worth, TX

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant TX-012

* b. Program/Project TX-012

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2020

* b. End Date: 09/30/2023

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Haley

Middle Name:

* Last Name: Mann

Suffix:

* Title: Senior Env. Specialist

* Telephone Number: 8173925146 Fax Number:

* Email: hayley.mann@fortworthtexas.gov

* Signature of Authorized Representative: Hayley Mann * Date Signed: 11/26/2019

**Narrative Information Sheet
&
State Support Letter**